

Salona Information Sheet

- The Salona property is located at 1235 Dolley Madison Boulevard in McLean, VA. The site comprises a total of 52.4 acres. The house sits on a 7.8 acre parcel which is owned by Daniel H. DuVal and Karen DuVal. The remainder of the property is owned by Daniel H. DuVal and Clive DuVal, III, and consists of vacant property surrounding an historic House with a shed, tennis court, stable and guest house.
- The property has frontage on Dolley Madison Boulevard, Buchanan Street and Kurtz Road. The topography is generally flat and slopes from north to south. The Salona homestead and grounds which comprise 7.8 acres within the 52.4 acre site is protected in perpetuity by a 1971 easement to the Board of Supervisors.
- The site comprises 52.4 acres. Acreage considered in this proposal is approximately 41 acres. There are 7.8 acres under an existing conservation easement (house and surroundings, March 1971) which would be retained by the property owners for their use. An additional three acres would be retained by the DuVal family near Wendy Lane. A new conservation easement would be placed on 41 acres and would include 10 acres to be placed in active recreational use with the remainder to be used for natural and cultural resource preservation and passive recreation, such as trails.
- Salona is one of the last, sizeable open spaces in McLean and, as such, has attracted the attention of real estate developers for private commercial and/or residential users. Acquisition by the Park Authority and the Board of Supervisors of this conservation easement will restrict use of the Salona property to conservation and recreation. Preservation of open space in close proximity to Tysons Corner will help offset the higher density development in this area.
- Salona has significant cultural history of local, state and national importance that spans centuries. This was the home of Henry “Light Horse Harry” Lee, Revolutionary War hero; it was to Salona that Dolley Madison fled in 1814 when British troops were burning the White House; and, during the Civil War, Salona serves as a part of the headquarters for the Union Army. The House is on the National Register of Historic Places (July 24, 1973). “Salona” derives its name from the circa 1805 homestead associated with this site. .
- Benefits from this transaction include the preservation of open space and the guarantee of no residential construction on the site in perpetuity, acquisition of a critical trail link to the Pimmit Run Trail system, preservation of a historically significant property and availability of 10 acres for active recreation,.

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- The Park Authority proposes creating a local park to provide active and passive recreational opportunities and to preserve and interpret natural and cultural resources. Approximately 2/3 of the property consists of mature tree cover, which will be preserved. Potential recreational uses include two unlit rectangular fields, a picnic area with shelter, a playground, on-site paved parking for 100 vehicles, paved trail connections to existing streets and unpaved trails through woods and meadows. Additional landscaping would be provided to serve as a buffer to neighbors and as appropriate, preservation and interpretation of natural and cultural resources would occur.
- The terms of acquisition include the purchase of a conservation easement by the Board of Supervisors and the Fairfax County Park Authority for approximately \$16 million. The purchase would require a \$3.15 million down payment with \$12.9 million paid over 20 years. A June 2004 appraisal determined the fair market value of the 41 acre site at \$32 million; due to the rapid growth of land values in Fairfax County, the property is now valued at close to \$40 million. The property derives almost all of its value from the development potential of the property; since the conservation easement eliminates this development potential, the purchase of the easement for only \$16 million is a significant bargain sale.
- This area is currently underserved by local parks and athletic fields. The proposed facilities at Salona will help alleviate the current and projected deficiencies of recreation facilities within the McLean Planning District. Currently, there are 12 public rectangular fields within this district. Based on the adopted countywide service level of 1 rectangular field for every 2,700 residents, this area of the county is underserved by 13 fields. The rectangular fields proposed for this site are intended to help meet the demands of the surrounding communities by providing practice and game facilities for a variety of organized sports. A playground is an appropriate, compatible and expected facility for local parks. Trails at this location would also provide a vital link to the nearby Pimmit Run Stream Valley.